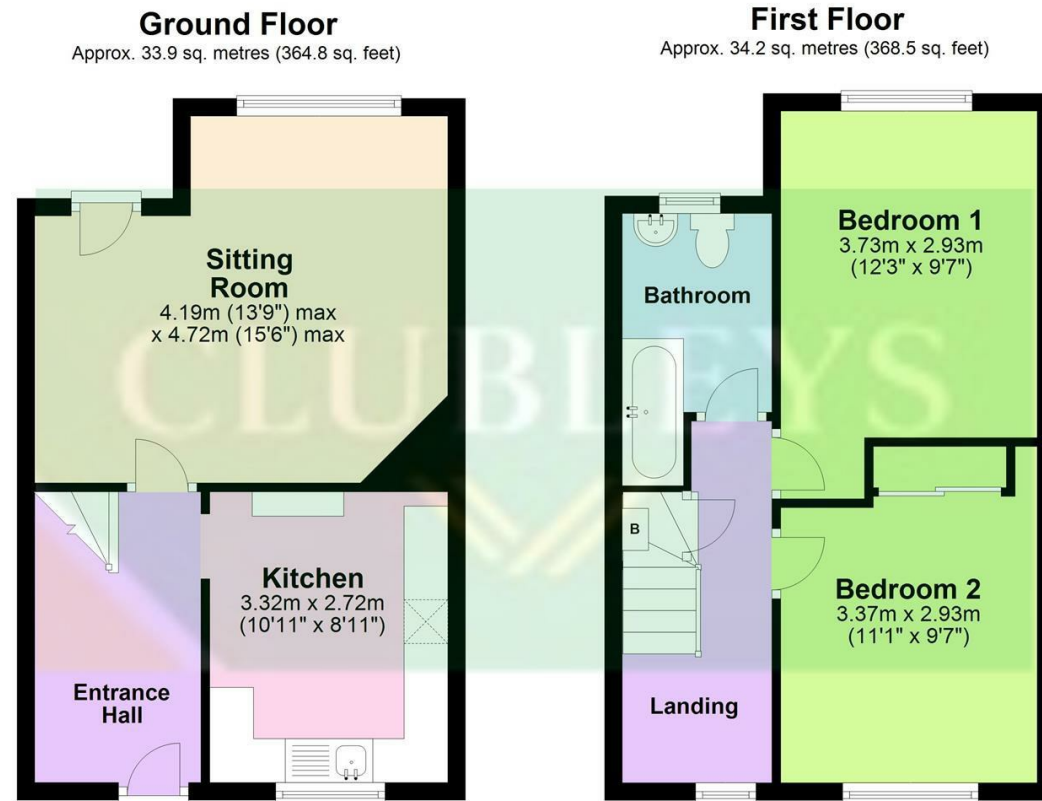




3, Church Close,
Market Weighton, YO43 3BD
£170,000



This plan is for illustrative purposes only.
Plan produced using PlanUp.



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

With NO ONWARD CHAIN this well presented two-bedroom mid-terrace property in a sought after location offers comfort, style, and convenience. The ground floor features a spacious entrance hall, a fitted kitchen, and a generous sitting room with ample space for dining. Upstairs, there are two double bedrooms, one with fitted wardrobes and a bright bathroom. Outside, a paved courtyard garden includes an outdoor store, with fenced boundaries and gated access to a parking space. With charming views of the church and a central location, this home provides a blank canvas for new owners to make their mark in a highly desirable area.

Tenure: Freehold. East Riding of Yorkshire Council BAND: B



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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, ceiling coving, radiator, telephone point, stairs leading to first floor, open to...

KITCHEN

3.32m x 2.72m (10'10" x 8'11")

Fitted with a range of wall and base units comprising work surfaces, ceramic sink unit, extractor hood, plumbing for automatic washer, radiator, ceiling coving, recessed ceiling lights, tiled floor.

SITTING ROOM

4.19max x 4.72m max (13'8"ax x 15'5" max)

Wall lights, radiator, TV aerial point, ceiling coving, PVC rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling coving, fitted cupboard housing wall mounted gas fired central heating boiler.

BEDROOM 1

3.73m x 2.93m (12'2" x 9'7")

Radiator, ceiling coving, access to roof space.

BEDROOM 2

3.37m x 2.93m (11'0" x 9'7")

Ceiling coving, radiator, fitted wardrobe to one wall.

BATHROOM

Three piece white suite comprising P shape bath with shower over, pedestal wash hand basin, low flush WC, chrome heated towel rail, ceiling coving, dado rail, wood strip flooring.

OUTSIDE

Outside, there is a paved courtyard garden featuring a brick store, fenced boundaries, and gated access to a parking space, with views of the church.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

